

Memorandum



To: City Council
From: Ken Coleman
Date: August 27, 2015
Re: Lazy K

On August 3, 2015 the City of Gunnison completed the closing to acquire of the property at 1415 W. Tomichi Avenue. This 15.93 acre parcel, referred to as The Lazy K Resort, aka Lazy K has multiple components in the current layout of the land.

There is one finished cabin and four unfinished cabins, an unfinished large commercial building (6,295 sq. ft.), a series of ponds, 300 feet of river frontage, and several large open spaces. It also appears there are an additional 7 water and sewer services existing onsite.

Other benefits that come with this property include the stormwater detention controls and the ownership of connective corridors between the 3rd Street and 5th Street rights-of-ways. These potential roadway alignments offer enhanced connectivity for the West Gunnison neighborhood. The general park-like setting sets the stage for a community park identified in the Park & Recreation master plan offering field, playground and trail use opportunities.

The remaining budget for the Lazy K is \$54,443.22. With these allocated funds it is recommended that a complete survey be conducted to place property pins at each corner so it is well defined what the boundary entails. I am in the process of getting quotes on this work, yet expect the number to be well within the remaining funding.

Also, the CU Denver Colorado Center for Community Development is developing a scope work for conceptual land planning. Other items being researched include compiling cost estimates for a Phase 1 Environmental Assessment, Wetland and Flood Plain Delineation, as well as utility location.

It is requested that staff proceed with initiating work to complete the elements that can be accomplished within the 2015 fiscal year using the remaining funds for this project.